

# LET PROPERTY PACK

## INVESTMENT INFORMATION

High Street, Beaulieu, IV4

225457266

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in High Street, Beaulieu, IV4

Get instant cash flow of **£725** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

**Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.**

Don't miss out on this fantastic investment opportunity...



High Street, Beauly, IV4

225457266



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Kept in Good Condition**

**Well-Placed for Access to Local Amenities**

**Factor Fees: £90.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

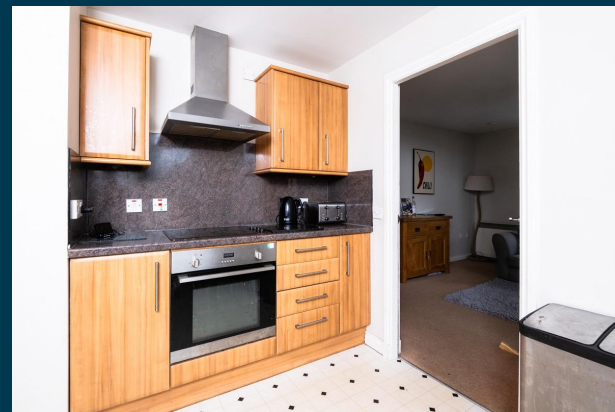
**Current Rent: £725**

**Market Rent: £900**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 150,000.00

25% Deposit	<b>£37,500.00</b>
ADS @ 8%	<b>[Field - ADS @ 8%]</b>
LBTT Charge	<b>£100</b>
Legal Fees	<b>£1,000.00</b>
Total Investment	<b>£50,600.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£ 900



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£725	£900
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£90.00	
Ground Rent	Freehold	
Letting Fees	£72.50	£90.00
<b>Total Monthly Costs</b>	<b>£646.25</b>	<b>£663.75</b>
<b>Monthly Net Income</b>	<b>£78.75</b>	<b>£236.25</b>
<b>Annual Net Income</b>	<b>£945.00</b>	<b>£2,835.00</b>
<b>Net Return</b>	<b>1.87%</b>	<b>5.60%</b>

# Return **Stress Test** Analysis Report



## If the tenant was to leave and you missed 2 months of rental income

Annual Net Income      **£1,035.00**  
Adjusted To

Net Return                      **2.05%**

## If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income      **£585.00**  
Adjusted To

Net Return                      **1.16%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £170,000.



**£170,000**

## 2 bedroom flat for sale

+ Add to report

2 Ferry Road, Beauly, Highland, IV4

CURRENTLY ADVERTISED

Marketed from 23 Mar 2026 by Bell Ingram, Highland



**£160,000**

## 2 bedroom terraced house for sale

+ Add to report

Croyard Drive, Beauly, IV4 7EE

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 18 Feb 2026 by Hamish Homes Ltd, Inverness

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

## 3 bedroom flat

+ Add to report

1 Aberforn House High Street, Beauly. IV4 7BZ

CURRENTLY ADVERTISED

Marketed from 31 Mar 2026 by Tailormade Moves, Inverness



£925 pcm

## 2 bedroom flat

+ Add to report

Farlie View, Beauly, IV4

NO LONGER ADVERTISED






LET AGREED

Marketed from 3 Apr 2025 to 23 Apr 2025 (19 days) by Tughan & Cochrane Property Managers, Inverness

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **6 years +**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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PROPERTY ID: 225457266

Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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